

13 Clarence Road.

E. Beroydon.

Oct. 18th / 19.

Mr. D. Pryke

Dear Sir.

Ack^d
22nd 1919

Please excuse the delay in answering your letter, I expected my brother home from France during this week-end, and had hoped he would deal with the matter. As he will not now be coming for a week or two, I am sending

14/.. I was in Brading a fortnight ago, & find the lease has only about 32 years to run. As this is a serious handicap on selling the piece of ground adjoining, could you tell me if a new long lease would be granted on application, or if the narrow strip on lease now would be sold by the Town Trust?

I am, Dear Sir
Faithfully yours
Augusta James.

Board of
Commissioners
Land on south side Pitt Lane

I am directed by the Trustees to submit the following proposal for the consideration of the Charity Commissioners. Miss James the owner of above land is desirous of disposing of the same but points out that as the Lease has only 32 years to run this is a serious handicap to her in selling. She has now applied for the present Lease to be cancelled & for a new one for 99 years granted at the same rent viz: £1 per annum & the Trustees are quite willing to comply with her request subject to the approval of the Charity Commissioners.

The Trustees desire me to add that the land is very inaccessible & the neighbourhood is not likely to develop for many years & trust that the Commissioners will give the matter their favourable consideration.

23-12-19

With further reference to our letter
of 18th Oct. last, I have the pleasure
to enclose copy of a letter received
from the Charity Commission
& will await a further
communication.
I may add that the
Trustees are quite
willing to grant an
extension of the
lease provided the
C.C. agree.

Letters should be addressed--
"The Secretary."

23¹⁷/19

CHARITY COMMISSION,
RYDER STREET,
ST. JAMES'S, S.W.1.
12th December 1919.

At the head of
your reply please
write—

A.
85565

County - Southampton.
Place - Brading (Isle of Wight).
Town Trust.
(Cottages on South Side Pit Lane).

Sir,

With reference to your letter of the 28th ultimo, I am to say that it is necessary for the Commissioners to consider the proposed surrender and grant of a new lease from the point of view of the interests of the Charity alone, and it would not appear upon the information at present supplied, that the Charity will derive any advantage from the postponement of the date upon which the Trustees will become entitled to the rack rents for another sixty seven years,

If, however, the Trustees wish the proposal to be further considered, they should furnish the Commissioners with a Surveyor's Report on the present value of the lessee's interest in the property, the present rack rent value and the probability of the land being more valuable thirty two years hence.

In the circumstances Miss James should be asked

D. Pryke, Esq.,
Brading. Isle of Wight.

to agree to pay the Surveyors fee, whether the further
lease to her is authorised or not.

cc
I am, Sir,

Your obedient Servant,

G. C. Bower

13, Clarence Road,
Croydon,

Surrey.
September 1st 1920

V. Tryke, Esq.
Town Trust.
Brading, I of W.

Dear Sir
In reply to your enquiry
re. the property situated Pit
Lane, Brading; of which I
am in possession; I am
willing to sell the property
for the sum of £120. 0. 0.
the purchasers bearing the
expenses of transfer, or
conveyance; & any other

expenses or charges at present
outstanding, & incumbent
on the estate.

I should refer you for this
to John Hardell, Esq.
Messrs. Hardells,
Market St.
Ryde, I of W.

who holds the deeds, & will
no doubt be very pleased
to afford you all informa-
-tion on the matter.

Holding myself at your
disposition; I am,
Yours faithfully
J. A. James.

12. bis. Quai de Marne.
Alfort. Seine.
France.

19. 8. 22.

V. Pryke. Esq
Brading Town Council.
Brading. I. W.

Dear Sir

I beg acknowledge herewith yours
of the inst. to hand yesterday, & claiming
ground or frontage rent £1. minus 6/-, i.e. 14/-
on my ground in Pit Lane, Brading.

As this ground is now under cultivation, &
paying a small rental per annum, would
you kindly refer to John Hardell Esq.

Messrs. Hardells.

Market St.

Ryde.

who for the payment of your claim.

I am indebted to Messrs. Hardell's for
their instrumentality in the letting of the
land in question, but have not heard from
them up to date, as to the actual collection
of the rent.

I am writing them per same post on the matter.

I should be greatly obliged to hear from you
that the rent has been paid you, & am;

Yours faithfully.

J. A. James.

P.S. I wrote you some 2 years ago with regard to the
price of the land in question, thinking you might be interested on
behalf of the Brading Town Council.

CHARITY COMMISSION,
RYDER STREET, S.W.1.

4th Dec. 1919.

A

County Southampton

Place Brading

Low Trust

85565

Sir,
I am to acknowledge the receipt of your letter of the 28th ult

I am, *Sir,*
Your obedient Servant,
G. C. BOWER,

Secretary.